

168.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

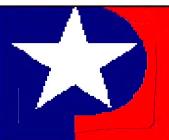
862,900 / 862,900

USE VALUE:

862,900 / 862,900

ASSESSED:

862,900 / 862,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
47		GEORGE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: FELTON MARK A	
Owner 2: QUINN JENNIFER A	
Owner 3:	

Street 1: 47 GEORGE STREET

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: GAUVIN THOMAS &amp; COREEN -

Owner 2: -

Street 1: 47 GEORGE STREET

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 2144 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	442,900		420,000	862,900		110962
							GIS Ref
							GIS Ref
							Insp Date
							06/20/17

PREVIOUS ASSESSMENT								Parcel ID	168.0-0002-0005.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	442,900	0	6,000.	420,000	862,900		Year end	12/23/2021
2021	101	FV	429,200	0	6,000.	420,000	849,200		Year End Roll	12/10/2020
2020	101	FV	217,000	0	6,000.	420,000	637,000	637,000	Year End Roll	12/18/2019
2019	101	FV	196,700	0	6,000.	420,000	616,700	616,700	Year End Roll	1/3/2019
2018	101	FV	196,700	0	6,000.	354,000	550,700	550,700	Year End Roll	12/20/2017
2017	101	FV	203,900	0	6,000.	324,000	527,900	527,900	Year End Roll	1/3/2017
2016	101	FV	203,900	0	6,000.	276,000	479,900	479,900	Year End	1/4/2016
2015	101	FV	190,200	0	6,000.	240,000	430,200	430,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
GAUVIN THOMAS &	52877-324		5/29/2009			401,500	No	No									
BLACKSTEAD BARB	31144-265		2/17/2000	Family		99	No	No									
	13054-411		9/10/1976			37,900	No	No	N								

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/29/2021	1023	Solar Pa	24,484	C					6/20/2017	Inspected	DGM	D Mann					
2/19/2020	116	Heat App	18,000	C					10/27/2008		163	PATRIOT					
6/27/2019	963	Addition	218,000	O					12/17/1999	Mailer Sent							
									12/7/1999	Measured	264	PATRIOT					
									7/21/1993		EK						

Sign:  VERIFICATION OF VISIT NOT DATA

